096.0	0003	0006.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	823,600	/	823,600
USE VALUE:	823,600	/	823,600
ASSESSED:	823,600	/	823,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		UPLAND RD WEST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANDERSON KRISTIN
Owner 2:	
Owner 3:	
Street 1:	12 UPLAND ROAD WEST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KIELY WILLIAM S -
Owner 2:	ANDERSON KRISTIN -
Street 1:	12 UPLAND ROAD WEST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,759 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1934, having primarily Wood Shingle Exterior and 1282 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8759.000	342,000	3,700	477,900	823,600
Total Card	0.201	342,000	3,700	477,900	823,600
Total Parcel	0.201	342,000	3,700	477,900	823,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 642.43 | /Parcel: 642.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 62899
GIS Ref:
GIS Ref:
Insp Date: 11/16/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 096.0-0003-0006.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	342,000	3700	8,759.	477,900	823,600	823,600	Year End Roll	12/18/2019
2019	101	FV	278,300	3700	8,759.	477,900	759,900	759,900	Year End Roll	1/3/2019
2018	101	FV	278,300	3700	8,759.	409,700	691,700	691,700	Year End Roll	12/20/2017
2017	101	FV	278,300	3700	8,759.	382,400	664,400	664,400	Year End Roll	1/3/2017
2016	101	FV	278,300	3700	8,759.	327,700	609,700	609,700	Year End	1/4/2016
2015	101	FV	262,800	3700	8,759.	293,600	560,100	560,100	Year End Roll	12/11/2014
2014	101	FV	262,800	3700	8,759.	271,700	538,200	538,200	Year End Roll	12/16/2013
2013	101	FV	262,800	3700	8,759.	259,100	525,600	525,600		12/13/2012

!7863!

PRINT

Date	Time
12/10/20	22:28:02

LAST REV

Date	Time
03/10/20	10:02:15
danam	
7863	

USER DEFINED

Prior Id # 1:	62899
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KIELY WILLIAM S	54927-133		6/30/2010	Convenience	1	No	No		
BRADY THOMAS J	41640-423		12/18/2003		468,000	No	No		
	7166-87		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/4/2019	1958	Heat App	5,862	C				
6/17/2019	876	Solar Pa	30,829	C				
7/18/2012	901	Manual	6,120					
9/14/2011	1123	Re-Roof	10,000					
9/16/1992	444	Manual	3,600					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	Missed Appt.	CC	Chris C
11/16/2018	MEAS&NOTICE	CC	Chris C
4/25/2009	Meas/Inspect	372	PATRIOT
6/4/2004	MLS	HC	Helen Chinal
11/8/1999	Mailer Sent		
10/18/1999	Measured	256	PATRIOT
8/26/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8759		Sq. Ft.	Site		0	70.	0.78	4									477,941						477,900	

Total AC/HA:	0.20108	Total SF/SM:	8759	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	477,941	Spl Credit		Total:	477,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1934	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	75000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	420167
Depreciation:	78151
Depreciated Total:	342016

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

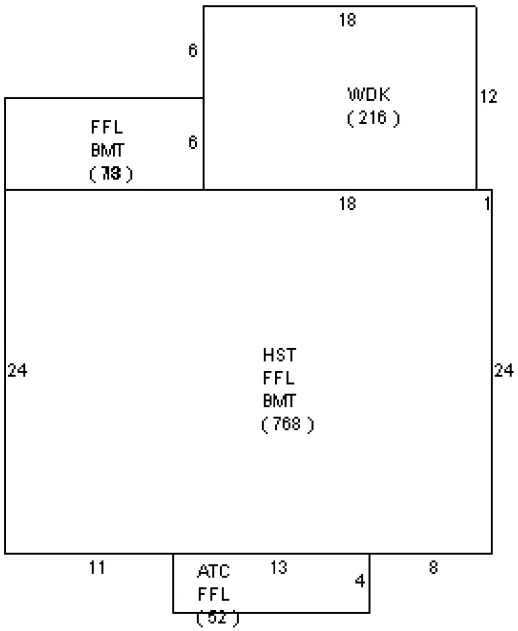
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	210.21
Special Features:	0	Val/Su Net:	144.79
Final Total:	342000	Val/Su SzAd	263.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	898	173.730	156,007
BMT	Basement	846	52.120	44,092
HST	Half Story	384	173.730	66,711
WDK	Deck	216	10.520	2,273
ATC	Attic	18	173.730	3,162

Net Sketched Area:	2,362			Total:	272,245
Size Ad	1300.2	Gross Are	2780	FinArea	1282

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 096.0-0003-0006.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1940	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700